Sent: 03 March 2026 12:09

Subject: 2026/90477 at location land adj, 482, Halifax Road, Hightown, Liversedge, WF15 8DX

Please see ecological commentary below:

Onsite habitat and species

The site appears to consist of 2no structures, hardstanding, trees, hedges, and grassland.

The site is within 100m pf priority woodland habitat and 250m of Clough Beck (watercourse).

Further information is required prior to decision. Several records for protected and priority species and habitats are present within 1km of the site. A Preliminary Ecological Appraisal / GLTA for roosting bats - are therefore required prior to decision to assess the site habitats, the likely presence of protected and/or priority species, and the value of site habitats to protected and/or priority species.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG

The statutory metric has not been provided in excel format to validate the baseline calcs.

The BNG report does not confirm when a walkover survey was conducted, and there is no photographic evidence. As a result, the baseline credits cannot be validated when the metric based on the report is provided. There are also no pre/post development habitat plans.

No further commentary on BNG will be made at this time.

Suggested conditions

Tbc once PEA is provided and reviewed.

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
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